

Flexible Commercial Space Near Downtown Rochester | Sale or Lease

407 2nd Ave NW Rochester, MN 55901



SALE PRICE

\$1,295,000

LEASE RATES

\$10 PSF NNN

 **0.52 Acres**

 **15,111 SF**

Leaseable Space

**±10,739 SF
Divisible**

- **Prime Location:** Minutes from Downtown Rochester with exceptional accessibility and visibility.
- **Ample On-Site Parking:** Dedicated lot featuring 35 parking spaces for staff and customers.
- **Flexible Layout:** Open floor plan ideal for retail, warehouse, or mixed-use operations.
- **Accessibility:** Fully ADA compliant with accessible entrances and facilities.
- **Cannabis Zone Approved:** Located within an approved zone on the Olmsted County Cannabis Map (open to licensed cannabis-related businesses).



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